



ZONING ADMINISTRATOR NOTICE OF DECISION

Date: September 16, 2014
Applicant: Incha Lockhart
Case No.: PSP-14-03
Address: 751 Medical Center Court
Project Planner: Jeff Steichen

Notice is hereby given that on September 16, 2014, the Zoning Administrator considered Planned Sign Program (PSP) application PSP-14-03, filed by Incha Lockhart ("Applicant"). The Applicant requests a PSP to modify the previously approved Planned Sign Program, PSP-99-06, for Sharp Chula Vista Medical Center. The Project is located at 751 Medical Center Court ("Project Site") and is owned by Sharp Chula Vista Medical Center ("Property Owner"). The Project Site is zoned Administrative and Professional Office (C-O-P) with a General Plan designation of Public/Quasi-Public (PQ). The Project is more specifically described as follows:

The Project includes the modification of a Planned Sign Program which includes the removal of three existing monument signs along Medical Center Court and replacing them with two newly redesigned and expanded monument signs to be located at the northerly and southerly intersection of the internal loop road and Medical Center Court. The proposed modification will allow the alteration of design and location of signage in order to facilitate improved public access to the development.

The Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the project qualifies for a Class 1 categorical exemption pursuant to Section 15331 (Existing Facilities) of the State CEQA Guidelines. Thus, no further environmental review is necessary.

The Zoning Administrator finds that the proposed modifications to the Planned Sign Program comply with the requirements of Chapter 19.60 of the Chula Vista Municipal Code. The Zoning Administrator approves the request based on the following findings of fact:

1. That the proposed signage is consistent with the Chapter 19.60 of the Chula Vista Municipal Code.

The proposed Planned Sign Program modification provides sign guidelines for new and upgraded monument signage within the Sharp Chula Vista Medical Center consistent with Chapter 19.60 of the Chula Vista Municipal Code.

2. The proposed Planned Sign Program is consistent with the design and/or development standards of the Chula Vista Municipal Code.

The proposed Planned Sign Program provides sign guidelines for Sharp Chula Vista Medical Center in conformance with the design guidelines and development standards of the Chula Vista Municipal

Code. The proposed Planned Sign Program modification compliments the existing architecture of the building

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Planned Sign Program Modification PSP-14-03, as described above subject to the following conditions of approval:

- I. Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirement:**

Planning Division:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/Representative

Date

2. Continue to comply with and implement all sign criteria and all conditions of approval set forth in previously approved PSP 99-06 unless modified by PSP 14-03 (dated September 11, 2014).
3. All new signage shall require a building permit.

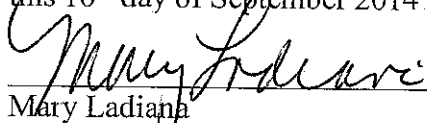
Land Development Division:

4. All signs located within the public right-of-way shall require an encroachment permit approved by the City Engineer.
5. Landscape and irrigation plans shall be included with building permit submittal. The plans shall indicate how any landscaping and irrigation damaged during construction will be replaced in like kind.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for PSP-14-03, date stamped approved on September 11, 2014, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA, CALIFORNIA,
this 16th day of September 2014.



Mary Ladiana
Zoning Administrator